
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	148 11th Street, SE	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	June 25, 2015	<input type="checkbox"/> Alteration
Case Number:	15-395	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Chris Lobb with plans prepared by architect Jennifer Fowler seeks concept review for the construction of a new carriage house in the Capitol Hill Historic District.

Property Description

The subject property in the Philadelphia Row section of Capitol Hill contains a three-story brick rowhouse but no alley buildings. Historic maps show there was once a garage at the alley. The alley has a pretty consistent row of garages and carriage houses in a variety of sizes and styles maintaining the edge of the alley.

Proposal

The plans call for constructing a two-story carriage house in the rear of the property at the alley. Spanning the width of the lot, the building will be 20'6" tall and about 28' deep. It will be brick with a traditional garage design including a garage door and pedestrian door on the first floor and three double-hung windows on the second floor of the alley elevation. For zoning purposes, a trellis creates a "meaningful connection" between the carriage house and the main house.

Evaluation

This alley is home to a mix of building styles and sizes and can absorb a new building of this scale. Due to its location, it will not be visible from any public street. Further, the design and detailing are in-keeping with traditional garages and will be compatible with the character of the historic district.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.